

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE TO AMEND ARTICLE 12B, SANDY SPRINGS OVERLAY
DISTRICT, OF THE SANDY SPRINGS ZONING ORDINANCE

WHEREAS, the Mayor and City Council of the City of Sandy Springs find that from time to time it is necessary to amend sections of the Zoning Ordinance to correct, clarify, and update the provisions of the Ordinance; and

WHEREAS, the Mayor and City Council have determined that the installation of the minimum streetscape standards as required in the Sandy Springs Overlay District is cost prohibitive for many small businesses; and

WHEREAS, the Mayor and City Council have determined that the threshold for requiring installation of the minimum streetscape standards should be based on the most recent tax appraisal for properties within the Sandy Springs Overlay District rather than the most recent tax assessment; and

WHEREAS, the Mayor and City Council adopted a new sign ordinance, Article 33, Signs, addressing all districts within the city on January 16, 2007; and

WHEREAS, all references to previous sign provisions under Article 12B are void and should be deleted; and

NOW, THEREFORE, to accomplish the foregoing, the Mayor and City Council of the City of Sandy Springs, Georgia, pursuant to their authority, do hereby adopt the following Ordinance:

1.

Article 12B, *Sandy Springs Overlay District*, Section 12B.2, *Review Process*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Section 12B.2.A. in its entirety and the following inserted therefor:

12B.2. A. Applications for improvements to developed sites and/or existing structures shall meet the standards contained in this Article for installation of sidewalks, pedestrian lighting, and street trees, when the proposed interior and/or exterior renovation of a building and/or site re-development improvements have a declared value equal to or greater than 40% of the property's most recent tax appraisal¹.

1. Estimated costs of, including but not limited to, demolition, construction, installation, and fabrication, including labor and materials, for both interior and exterior improvements, shall be submitted at the time a building and/or land disturbance permit application is filed.

2. The declared value of improvements under multiple permits shall be cumulative and shall include the value of improvements under permits issued for the previous seven (7) years, from the date the most recent application is filed.

¹Property appraisal, including both land and improvements, is the amount upon which taxes are determined, and the source will be the Fulton County Tax Commissioner's Office.

2.

Article 12B, *Sandy Springs Overlay District*, of the City of Sandy Springs Zoning Ordinance is hereby amended by the deletion of Section 12B.6, Sign Standards in its entirety and the following inserted therefor:

12B.6. SIGN STANDARDS (See Article 33, Signs).

3.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

4.

Severability. Should any court of competent jurisdiction declare any section of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

5.

Repeal of Conflicting Provisions. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Sandy Springs, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

6.

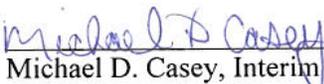
This Ordinance is effective January 20, 2009; and

ORDAINED this the 20th day of January, 2009.

Approved:


Eva Galambos, Mayor

Attest:


Michael D. Casey, Interim City Clerk
(Seal)

